



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-029582-26

In the matter of: 5, 75 WOODMAN DR S
HAMILTON ON L8K4E2

Between: WOODMAN DRIVE HOLDING CORP. Landlord

And

ALEXANDRA BOOTH Tenant
EGAN MULLINS

WOODMAN DRIVE HOLDING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict ALEXANDRA BOOTH and EGAN MULLINS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on June 15, 2026. Paralegal, Angie Gravelle (AG) attended on behalf of the Landlord. Tenant, Egan Mullins, attended on behalf of both Tenants. AG accepted his verbal authorization to represent both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed upon Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,217.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$72.90. This amount is calculated as follows: \$2,217.50 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$5,870.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,100.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. The parties agree to an order terminating the tenancy effective June 30, 2026, unless the Tenants pay the Landlord \$6,056.00 (\$5,870.00 + \$186.00) on or before June 30, 2026. As soon as the account is at a zero balance, on or before June 30, 2026, the order is void.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, effective June 30, 2026, unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$6,056.00 (\$5,870.00 + \$186.00) on or before June 30, 2026.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord the rent arrears owing up to the date the Tenants move out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by June 30, 2026.
6. The Tenants shall also pay the Landlord compensation of \$72.90 per day for the use of the unit starting July 1, 2026 until the date the Tenants move out of the unit.
7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

June 30, 2026
Date Issued

Shawn Hayman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 31, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.